



NATRONA COUNTY

Development Department

200 North Center Street, Room 202
Casper, WY 82601

AGENDA

Natrona County Planning Commission
Wednesday March 26, 2014 – 5:30 P.M.
Commissioner's Meeting Room
200 North Center St.
Casper, WY 82601

ITEMS ON THIS AGENDA ARE SUBJECT TO A SECOND PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS FOR FINAL ACTION. RECOMMENDATIONS BY THE PLANNING COMMISSION ON ITEMS FROM THIS AGENDA MAY BE CONSIDERED BY THE BOARD OF COUNTY COMMISSIONERS AT ITS MEETING April 1, 2014 AT 5:30 P.M.

1. **CUP14-0004** – A request by Thomas Petroleum, LLC, and represented by Dennis Baker of BrokerOne Real Estate for a Conditional Use Permit to allow bulk storage of flammable and combustible liquids in excess of 12,000 gallons. Thomas Petroleum is a supplier of fuels, lubricants, frac fueling services, motor fuels, bio fuels, gas treatment chemical and oil field services, and states no more than 35 haul trucks per day. The proposed tank farm is located on the 5.04 acre Lot 6 of the Zero Road Industrial Park in Section 3, Township 33 North, Range 80 West of the 6th Principal Meridian, Natrona County, Wyoming. The property is addressed 738 N. Robertson Road.

---PUBLIC COMMENT---

2. "Public Comment" is a time when citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda, if action is required.

ADA Compliance: Natrona County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Natrona County Development Department at (307) 235-9435 so that appropriate auxiliary aids and services are available.

CONDITIONAL USE PERMIT APPLICATION

(Please read GENERAL INFORMATION AND APPLICATION INSTRUCTIONS before filling out)

I (We), the undersigned, do hereby petition the Board of County Commissioners of Natrona County, Wyoming, for a Conditional Use Permit, as provided in Chapter 11, 2000 Natrona Zoning Resolution.

Applicant

Owner

1. Name: *Thomas P. Stokerson, LLC* Name: *777 N. Clark, LLC*
2. Address: *PO Box 1124, Natrona, WY* Address: *PO Box 2330, Casper, WY*
3. Phone: *307-582-5121* Phone: *307-584-2382*
4. Explain why you are requesting this conditional use permit and detail the proposed use:
See attached
5. Legal description and size of property (If within a platted subdivision, give subdivision name, block and lot number. If not within a platted subdivision, give quarter-section, section, township and range).
See attached
6. Current zoning of property: *Light Industrial*
7. Type of sewage disposal: Public ☒ Septic ☒ Holding Tank ☐ Other ☐
8. Source of water: *Public*
9. This property was purchased from: *Kris & Francis O'Connell*
10. The date this property was purchased: *12-28-2006*

On separate sheets of paper, please respond to the following questions and provide explanations for your answers:

- Will granting the conditional use permit contribute to an overburdening of County Services?
- Will granting the conditional use permit cause undue traffic, parking, population density or environmental problems?
- Will granting the conditional use permit impair the use of adjacent property or alter the character of the neighborhood?
- Will granting the conditional use permit detrimentally affect the public health, safety and welfare?

I (We) hereby certify that I (We) have read and examined this application and know the same to be true and correct to the best of my (our) knowledge. Granting this request does not presume to

received
2/14/14 - LH

give authority to violate or cancel the provisions of any State or local law. Falsification or misrepresentation is grounds for voiding this request, if granted. All information within, attached to or submitted with this application shall become part of the public record.

Applicant:

Charles J. Buff
(Signature)

Date:

2/13/14

Owner:

[Signature]
(Signature)

Date:

2/14/14

Question #4

Request for Conditional Use Permit and proposed use

Thomas Petroleum, LLC is desirous of purchasing the property located at 738 N. Robertson Road, Natrona County and more particularly described as Lot 6, Zero Road Industrial Park, Natrona County WY. Thomas Petroleum, LLC has entered into a contract with 778 North Circle, LLC who owns the property to purchase said property subject to the property being approved for a Conditional Use Permit to store over 12,000 gallons of flammable material (fuel) on the property. A copy of the contract to purchase has been attached to this application to show the proposed change of ownership should this permit be approved.

Thomas Petroleum, LLC is a supplier of fuels, lubricants, frac fueling services, motor fuels, bio fuels, gas treatment chemicals and oil field services. At the present time Thomas Petroleum operates in 13 states not including Wyoming and has over 35 warehouses and 700 trucks that are operational. This will be the first location for Thomas Petroleum, LLC in Wyoming. Thomas Petroleum, LLC and 778 North Circle, LLC (a property holding company) are represented by BrokerOne Real Estate.

Thomas Petroleum, LLC and 778 North Circle, LLC are requesting a Conditional Use Permit for this property so that Thomas Petroleum, LLC can have the opportunity to expand the level of storage of flammable material on the property of 12,000 gallons as is currently allowed for light industrial zoning. Thomas Petroleum, LLC does not anticipate needing this amount of storage upon opening the facility here in Natrona County, but based on their projections they will need to upgrade their storage capacity in the very near future and therefore are wanting to be proactive in securing the permit prior to purchase. Fuels and lubricants will be delivered to the property by trucks, offloaded to storage tanks, and then transferred back to field service trucks for delivery to oil field sites throughout Natrona County and Wyoming.

Question #5

Legal Description of property

The address of the property is 738 N. Robertson Road, more particularly described as:

Lot 6, Zero Road Industrial Park, Natrona County Wyoming

Meets & Bounds description:

Commencing at the SE1/4NE1/4 of Section 3, Township 33N, Range 80W, 6th Principal Meridian, Natrona County, Wyoming.

Thence from said SE corner S89°24'W, 1,273.24' along the southern boundary of "Zero Road Industrial Park" to the SW corner of said "Zero Road Industrial Park"; thence N1°06'W, 367.85' to the SW corner of the subject parcel also known as "Lot 6, Zero Road Industrial Park".

Thence from said point of beginning N1°06'W, 366.00' to the NW corner of the subject parcel; thence N89°36'E, 600.00' to the NE corner of the subject parcel; thence S1°06'E 366.00' to the SE corner of the subject parcel; thence S89°36'W, 600.00' to the point of beginning.

Will granting the conditional use permit contribute to an overburdening of County Services?

The existing property is a 5.04 acre parcel fenced, with a 13,700 sq. ft. industrial shop and office space that was built in 1980. The facility offers paved off street parking in front of the building as well as parking in the lot area to the north and west of the building. Access to the property is off of Robertson Road with travel to the north connecting onto Zero Road with the ability to go east to connect to Highway 20/26. The property is already supplied with public water, natural gas, electricity, phone, high speed internet, and private septic service.

The property offers enough room for trucks to pull off of Robertson Road so as to not block traffic headed south or north on Robertson Road. Access on to Robertson Road is considered to be good as sight levels are considered to be good as drivers can see both north and south for sufficient distance to allow for safe access onto Robertson Road.

The property is located within Natrona County Fire Districts current service area so this would not burden the area with additional area to cover.

This property is not located within the town of Mills but is in the town of Mills growth pattern and a copy of this application has been shared with the town of Mills planning department.

Given the ease of access in and out of this property, the existing utilities to the property, the location of the property, we do not foresee any overburdening of County Services by granting this Conditional Use Permit.

Will granting the conditional use permit cause undue traffic, parking, population density, or environmental problems?

No. Access to the site for operation will be off of Robertson Road and Zero Road. Maximum traffic during operation will be no more than 35 haul trucks per day.

Population density will not be affected by the project as the site is zoned Light Industrial and is surrounded by other industrial operations to the north and east with vacant land to the south and west. No planned residential subdivisions are on record adjacent to the site.

Environmental issues will be managed as required by the United States Environmental Protection Agency (EPA) and the Wyoming Department of Environmental Quality (WDEQ). Thomas Petroleum, LLC is working with the WDEQ Air Quality Division to obtain the permit for the facility.

As required by the EPA, a Spill Prevention, Control and Counter measure (SPCC) plan will be developed for the facility. The purpose of the SPCC is to describe measures that will be implemented to prevent oil discharges from occurring and, in the event of a discharge, to be prepared to respond in a safe, effective and timely manner to minimize impacts. The SPCC plan will include:

- Discharge prevention measures including routine inspections of the secondary containment, tanks, piping, and valves.
- An emergency response plan.
- Countermeasures for discharge discovery, response, and cleanup.
- Methods of disposal of recovered materials.
- Training of truck drivers and maintenance personnel.

Will granting the conditional use permit impair the use of adjacent property or alter the character of the neighborhood?

No. The area is zoned light industrial and urban agricultural (west) and there are industrial properties located next to the proposed site. The truck, storage, truck facility will not alter this neighborhood and will be a good use for a former oil field service and drilling company shop.

**Will granting the conditional use permit
detrimentally affect the public health, safety and
welfare?**

No. The site is zoned Light Industrial and historic use has been industrial and therefore population density in the area is sparse. Safety precautions such as secondary containment will be employed to minimize affects to public health, safety, and welfare. In addition, the general public will not have access to the site as it is fenced and gated.

**CONDITIONAL USE PERMIT REQUEST
FOR
FLAMMABLE/COMBUSTIBLE LIQUIDS OUTDOOR STORAGE
IN
LIGHT INDUSTRIAL ZONING DISTRICT**

CUP14-0004

**STAFF REPORT
MARCH 26, 2014**

GENERAL INFORMATION:

PETITIONER	Thomas Petroleum, LLC (Applicant), together with 778 North Circle, LLC (Owner), represented by Dennis Baker, Broker One Real Estate.
REQUEST	Conditional Use Permit to allow bulk storage of flammable and combustible liquids in excess of 12,000 gallons, primarily being diesel, unleaded gasoline, bio fuels, gas treatment chemicals methanol, xylene, antifreeze and oils in the Light Industrial (LI) zoning district.
EXISTING LEGAL DESCRIPTION	Section 3, Township 33 North, Range 80 West of the 6 th Principal Meridian, Natrona County, Wyoming.
PARCEL ACREAGE	5.04 Acres.
LOCATION	738 North Robertson Road, in Lot 6, Zero Road Industrial Park.
EXISTING ZONING	Light Industrial (LI)
SURROUNDING ZONING	
North	Light Industrial Zoning District
South	Urban Agricultural
East	Light Industrial
West	Urban Agricultural

PUBLIC UTILITIES

Town of Mills water & and individual septic systems

DATE OF APPLICATION

February 14, 2014

REVIEWED BY

Gene Wallace

STAFF REVIEW:

Staff proposes a motion and vote by the Planning and Zoning Commission to recommend approval by the Board of County Commissioners of this conditional use permit request allowing outdoor storage of flammable liquids exceeding 12,000 gallons in the Light Industrial (LI) zoning district because all applicable criteria have been satisfied.

Staff also recommends that the motion incorporate by reference all findings of fact set forth herein and make them a part thereof.

PUBLIC COMMENT

To date, the Natrona County Development Department has received no public comment regarding the Conditional Use Permit proposed hereunder.

NATRONA COUNTY DEVELOPMENT PLAN: The subject property is located within Neighborhood 22 – North Robertson/Poison Spider. The plan projects industrial west; residential east; and new industrial/commercial. The plan also calls for upgrade perimeter collectors with development and limited access on Robertson Road. The current proposal is consistent with the Development Plan.

FIRE DEPARTMENT REVIEW:

Fire hydrants are located at the southeast and northeast corners of the Thomas Petroleum parcel, which is located one half mile from the new Natrona County Fire Protection District station.

All tank battery construction follows applicable IFC 2012 requirements, NFPA-30 standards, and any other applicable standard that applies to above ground tanks and piping in the proposal.

A foam fire protection system may be required to be designed and added to the tank battery to aid in the extinguishment of any fire that occurs within the storage or distribution operation depending on tank dimensions and construction documents.

BACKGROUND INFORMATION:

In 2000 when the zoning resolution was last updated some changes were made to the storage of flammable and combustible liquids in the heavy & light industrial, commercial and use control area zoning districts. It was changed from "not to exceed 2,000 gallons" to the "in excess of 12,000 gallons" will require a conditional use permit in all four of the zoning districts. This proposed Conditional Use Permit covers installation of tankage and storage of flammable/combustible liquids.

Flammable/combustible liquids will be enclosed in above-ground tankage (approximately 30 tanks) within the 5.04 acre containment area with secondary containment capable of holding 110% of the largest tank. An air quality permit will be obtained from the Wyoming Department of Environmental Quality. The site will be continuously monitored by Thomas Petroleum Health, Safety and Environmental personnel.

GENERAL STANDARDS FOR CONDITIONAL USE PERMITS

Definition: Storage of flammable and combustible liquids is defined as the storage of flammable or combustible liquid, in an approved underground or outside above ground storage tank(s) as defined by the Uniform Fire Code, and not for sale to the public. This definition does not regulate the storage of heating oil which is being used on-site for residential heating. The applicant is required to provide a showing that the proposed Conditional Use Permit complies with the four criteria used for evaluating a Conditional Use Permit request.

Conditional Use: Storage of flammable and combustible liquids in excess of 12,000 gallons is a conditional use in the Light Industrial (LI) zoning district with an approved Conditional Use Permit.

Proposed finding of fact: Applicants seek a Conditional Use Permit to allow bulk storage of flammable and combustible liquids. Storage of flammable and combustible liquids in above-ground storage tanks meets requisite tankage standards.

Intent and Purpose: This resolution is adopted for the purpose of protecting the public health, safety and general welfare by:

- b. promoting the orderly development of agricultural, residential, business, industrial, recreational and public areas.

Proposed finding of fact: The proposed storage of flammable and combustible liquids in excess of 12,000 gallons does not present a public health, safety and welfare issue because the integrity of planned tankage will be ensured through inspections and audits by state regulatory agencies and Thomas Petroleum personnel. The proposed upgraded tank farm will be in compliance with the purposes and intent of the *Zoning Resolution of Natrona County, Wyoming*.

DETRIMENTAL EFFECTS:

1. *Granting the conditional use permit will not contribute to an overburdening of County services.*

Proposed finding of fact: The proposed storage of flammable and combustible liquids in excess of 12,000 gallons, as a conditional use in the Light Industrial (LI) zoning district will not contribute any additional burden to County services because the project will not require additional County infrastructure or services.

2. *Granting the conditional use permit will not cause undue traffic, parking, population density or environmental problems.*

Proposed finding of fact: The proposed bulk storage of flammable and combustible liquids will not add population or roads. An air quality permit will be obtained from the Wyoming Department of Environmental Quality.

3. *Granting the conditional use permit will not impair the use of adjacent property or alter the character of the neighborhood.*

Proposed finding of fact: The proposed bulk storage of flammable and combustible liquids will not impair use of adjacent property or alter neighborhood character because the bulk storage location will be surrounded by security fencing to limit access to the property.

4. *Granting the conditional use permit will not detrimentally affect the public health, safety, and welfare, or nullify the intent of the Land Use Plan or this Resolution.*

Proposed finding of fact: The proposed storage of flammable and combustible liquids in excess of 12,000 gallons does not present a public health, safety and welfare issue because the integrity of planned tankage will be ensured through inspections and audits by state regulatory agencies and Thomas Petroleum personnel. The proposed upgraded tank farm will be in compliance with the industrial purpose and intent of the *Zoning Resolution and Development Plan of Natrona County, Wyoming*.

Peggy Johnson

From: Dennis Baker <dennisbaker57@gmail.com>
Sent: Thursday, March 13, 2014 4:17 PM
To: Peggy Johnson
Subject: Re: Fire controls and projected storage list of fuels and lubricants

The tanks for oil, anti-freeze, and unleaded gasoline are 8,800 ga. each.
The tanks for the chemicals are 14,600 gallons each.
There are projected to be 4 X 50,000 gallon tanks for dyed diesel
Clear diesel is 30,000 gallon tank (1)

On Thu, Mar 13, 2014 at 3:03 PM, Peggy Johnson <pjohnson@natronacounty-wy.gov> wrote:

Dennis

Do you know what size the tanks are that they plan on using (on the site plan the print is too small to read) and amounts to be stored in each one.

Peggy

From: Dennis Baker [mailto:dennisbaker57@gmail.com]
Sent: Thursday, March 13, 2014 2:50 PM
To: Eugene Wallace; Peggy Johnson
Subject: Fire controls and projected storage list of fuels and lubricants

Gene, I have enclosed a list of the projected fuels, lubricants, and chemicals that are probable for storage at the site located at 738 N. Robertson Rd. Casper, WY 82604. I did break them out into fuels, lubricants, anti-freezes and chemicals.

With regards to fire control there is a fire hydrant on the southeast corner of the lot and a fire hydrant at the north east corner of the lot. The property is also located approximately 1/2 mile from the new Natrona County Fire Station.

Should you need anything additional please let me know. Thanks!

Projected Fuels and lubricants
to be stored at the Thomas Petroleum site
738 N. Robertson Rd.
Casper, WY 82604

Fuels

- Dyed Diesel
- Clear Diesel
- Unleaded gasoline

Oils

- Dela LE 15W-40
- 3200 LA-40
- Dela LE 10W-30
- URSA 15W-40
- Chain oil
- EP-320 gear oil
- 85W-140 gear oil
- AW Hydraulic oil 46
- Aries ISO 150
- Rando HD ISO 150
- 5200 LA-40
- 5100 Ashless 30
- 3100 Ashless 40
- TEG
- DGA

Antifreeze

- Jeffcool E104N
- HD AF 30%
- HD AX 50/50
- HD AF 100%

Chemicals

- Methanol
- Xylene

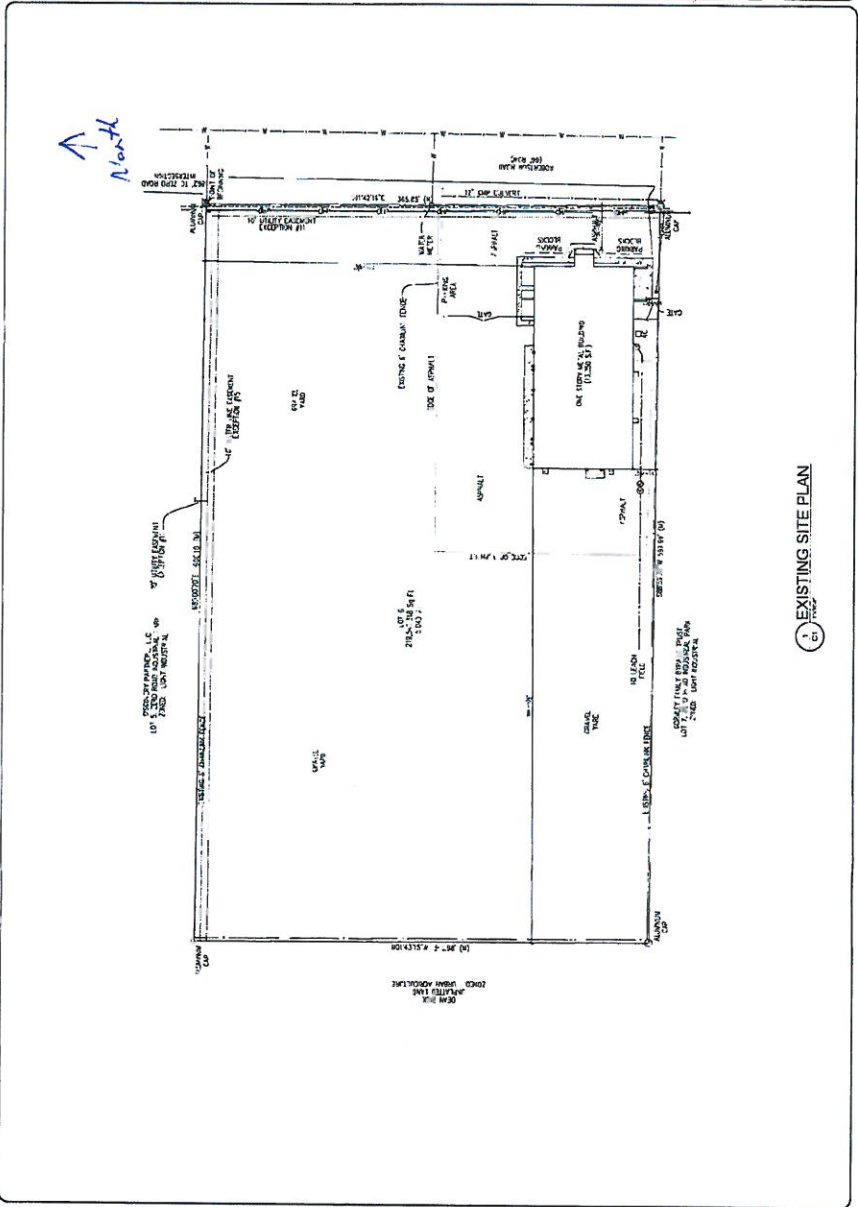


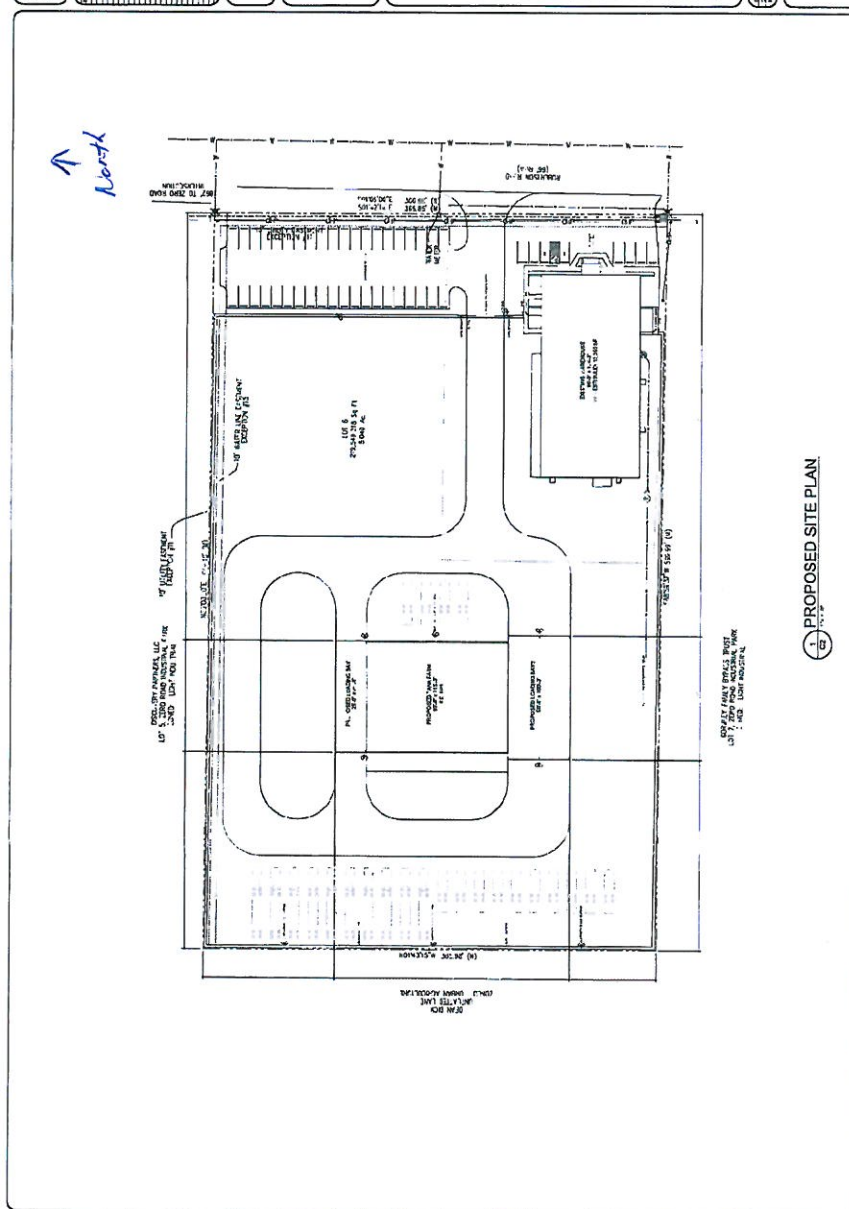
G.L. THOMAS, INC.
P.O. BOX 100
MILWAUKEE, WI 53201
361-582-5173



THOMAS PETROLEUM 0
738 N. ROBERTSON RD.
CASPER, WY 82604

C1
EXISTING
SITE PLAN





ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF BOTH LOCAL CITY & STATE OFFICIALS AS SET FORTH IN LOAD TABLE.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY ERRORS, OMISSIONS, OR UNDESIRABLE DISCREPANCIES TO THE FURNISHER PRIOR TO COMMENCING ANY WORK. ANY DISCREPANCY SHALL BE CORRECTED TO THE SITE AND TO THE BUILDING LOGS IMMEDIATELY.

COSTS OF ADDITIONAL DESIGN AND/OR CONSTRUCTION BY ELECTRICAL ENGINEER OR ARCHITECT ON ANY CHANGES TO CONTRACT SHALL BE BORNE BY THE CONTRACTOR.

- [illegible]

BEFORE THE TEST, THE SPECIMENS WERE EXAMINED CAREFULLY TO DETERMINE THE LOCATION OF THE REINFORCING STEEL AND TO OBTAIN THE TYPICAL LAP SPACING. THE SPECIMENS WERE THEN CUT INTO 10' LONG PORTIONS, EACH PORTION CONTAINING ONE LAP JOINT. THE PORTIONS WERE THEN CUT INTO 10' LONG PORTIONS, EACH PORTION CONTAINING ONE LAP JOINT. THE PORTIONS WERE THEN CUT INTO 10' LONG PORTIONS, EACH PORTION CONTAINING ONE LAP JOINT.

ALL CONCRETE SHALL BE LATEST FORMED AND PLACED ACCORDING TO FOLLOWING A.C.I. CODES, BE MIXED, EDITION, 1985.
AC 308 BUILDING CODE REQUIREMENTS FOR READY-MIXED CONCRETE
AC 305 HOT WEATHER CONCRETE.
AC 308.1 WEATHER CONCRETE.
THE MAXIMUM WATER-CEMENT RATIO SHALL BE 0.5. FLOWABLE CEMENT CONCRETE SHALL BE 0.45.
C-100, MAXIMUM SLUMP SHALL BE 12" MEASURED BY THE ASTM STANDARD METHOD OF TESTING FOR SLUMP OF PORTLAND CEMENT CONCRETE.
CONCRETE SHALL HAVE A 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF

- [illegible]

[illegible]

- [illegible]

7.0 GENERAL FOUNDATION NOTES
 S1.1 FOUNDATION DETAILS
 S1.2 MECHANICAL SHOP FUNDATION PLAN
 S1.3 MECHANICAL SHOP PIT DETAILS
 S1.4 WINDMILL FUNDATION PLAN
 S1.5 WAS (3141), 106 1/2" DIA. TAPER FARM

WAS (BA), LOU'IES BAY. TANK FARM EDUCATION PLAN


[illegible]

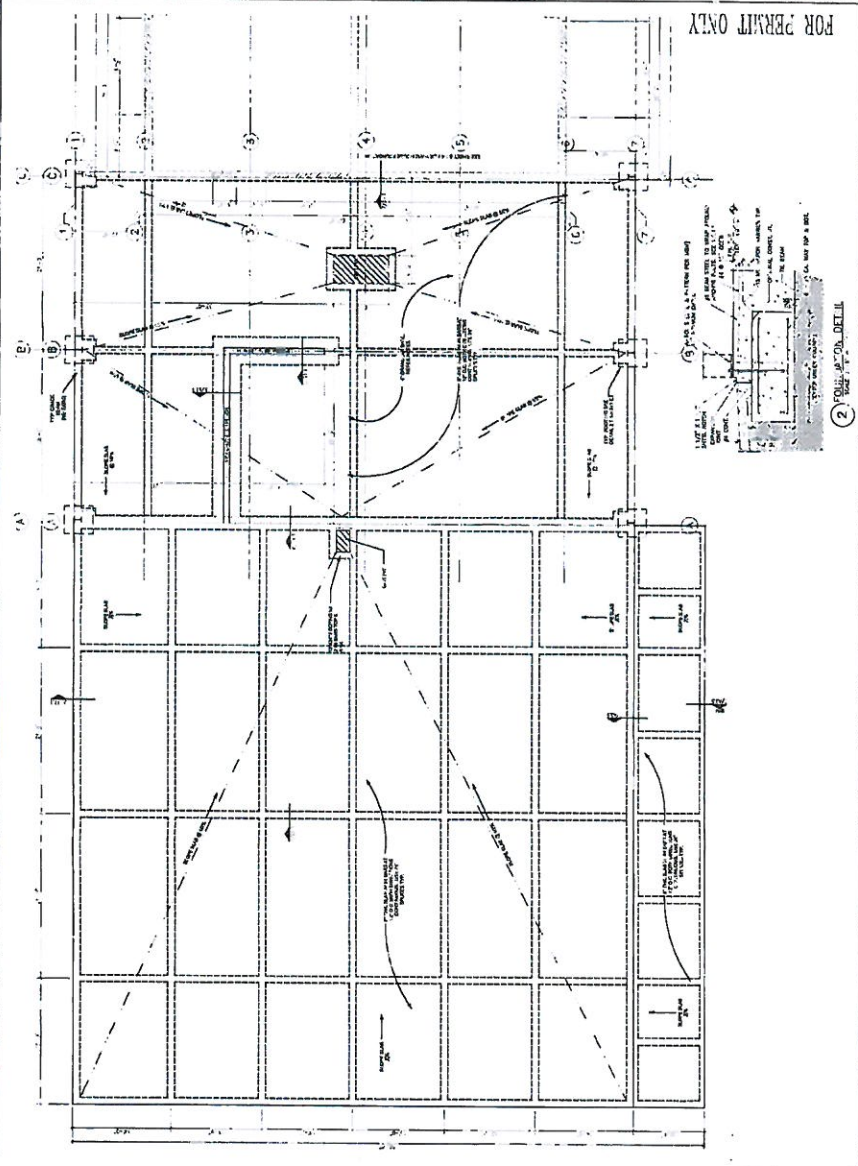
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Thomas Petroleum #19

STREVE MONTAZZADEH, P.E.
5101 S.E. 155th STREET
NORMAN, OK 73165
TEL. 405.794.4533



		STEVE KONTZADZAK, P.E. 501 ST. JAMES STREET BIRMINGHAM, AL 35203 TEL. 462-784-5808	WASH BAY, LOADING BAY, TANK FARM Thomas Petroleum #19	REVISIONS NO. 1 DATE 11/11/08	515 11/11/08 11/11/08
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THOMAS PETROLEUM - FLAMMABLE LIQUID STORAGE

